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## THE TELANGANA GAZETTE

### PART - I EXTRAORDINARY

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HYDERABAD, SATURDAY, NOVEMBER 27, 2021.

#### NOTIFICATIONS BY GOVERNMENT

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#### MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(Plg.II)

VARIATION TO THE NALGONDA MUNICIPALITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE OF MASTER PLAN SITUATED AT NALGONDA CONFIRMATION.

[G.O.Ms.No. 193, Municipal Administration & Urban Development (Plg.II), 12<sup>th</sup> November, 2021.]

In exercise of the powers conferred by clause under sub-section (4) of section-15 of Telangana Town Planning Act., 1920 (Act VII of 1920) the Government hereby makes the following variation to the General Town Planning Scheme/ the Master Plan of Nalgonda Town, which was sanctioned in G.O.Ms.No.594, M.A, Dt.08-06-1987, as required by clause (b) of sub-section (2) of the said section.

#### VARIATION

The site in Sy.No.1241 to an extent of Ac.1.24 cents or 5019.30 sq.mtr., situated at Nalgonda Town & District, the boundaries of which are as shown in the schedule here and which is earmarked for Residential Land Use in the General Town Planning Scheme (Master Plan) of Nalgonda sanctioned in G.O.Ms.No.594, M.A, Dt.08-06-1987, is now designated as Commercial Land use by variation of Change of Land Use and the revised part proposed land use map in G.T.P. No.01/2021/H is available in the Nalgonda Municipality / DT&CP, Hyderabad subject to following conditions that:

2. The applicant shall take prior approval from the competent authority before commencing the development work.

**SCHEDULE OF BOUNDARIES FOR**

NORTH	:	Vacant land.
EAST	:	Vacant land.
SOUTH	:	Vacant land.
WEST	:	100'-0" wide existing road

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM MANUFACTURING USE ZONE TO RESIDENTIAL USE ZONE SITUATED AT BOLLARAM (V), JINNARAM MANDAL, SANGAREDDY DISTRICT - CONFIRMATION.

*[G.O.Ms.No. 197, Municipal Administration & Urban Development (Plg.I(1)), 18<sup>th</sup> November, 2021.]*

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan vide G.O.Ms.No.288, MA, dated:03.04.2008, as required by sub-section (1) of the said section.

**VARIATION**

The site in Sy.No.82 situated at Bollaram (V), Jinnaram (M), Sanga Reddy District to an extent of 29863.89 Sq. Mtrs, which is presently earmarked as Manufacturing use Zone as per the notified Master Plan notified by the Government vide G.O.Ms.No:288 MA dt: 03.04.2008, is now designated as Residential use zone, subject to **the following conditions:**

- a) The applicant shall comply the conditions laid down in G.O.Ms No. 168 MA Dt: 07.04.2012.
- b) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- c) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- d) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
- e) CLU shall not be used as proof of any title of the Land.
- f) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- g) The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- h) To demolish the existing old sheds and old building before undertaking any development on the site under reference.

**SCHEDULE OF BOUNDARIES**

East	:	Existing G+5 and G+2 buildings.
West	:	Existing shed and MEDRICH-Bio company and Photon Energy Company.
North	:	Neighbours land.
South	:	Existing 18mts wide BT road and TRANSGENE bio research and development company.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USES FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE SITUATED AT MANIKONDA KHALSA (V), GANDIPET-CDA (M), RANGA REDDY DISTRICT-CONFIRMATION.

*[G.O.Ms.No. 198, Municipal Administration & Urban Development (Plg.I(1)), 18<sup>th</sup> November, 2021.]*

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan of CDA vide G.O.Ms.No.538, MA &UD Dept. dt:20.10.2001, as required by sub -section (1) of the said section.

**VARIATION**

The site in Sy.No.1, 3, 4 situated at Manikonda Khalsa (V), Gandipet (M), Ranga Reddy District measuring an extent of 7250.80 Sq.mtrs., which is presently earmarked as Residential use Zone in the notified Master Plan of CDA vide G.O.Ms.No.538, MA &UD Dept. dt:20.10.2001 is now designated as Commercial use zone, subject to the following conditions.

- a. The applicants shall handover the Master Plan road affected area to the local body through registered gift deed at free of cost.
- b. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
- c. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- d. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigations occurs, the change of land use orders will be withdrawn without any notice.
- e. If there is any court case is pending in court of law, the applicant / developer shall be responsible for settlement of the same and if any court orders against the applicant / developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
- f. The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- g. CLU shall not be used as the proof of any title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- h. The conversion charges / change of land use charges are not paid within the stipulated time, permission will be withdrawn without further notice.
- i. The applicant shall not disturb the Natural position of the Nala / Channel if any passing through the site.
- j. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- k. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.



- l. The applicant has to submit the Revenue Sketch showing the exact location of site in the applied Sy.Nos, before issue of final orders.
- m. The applicant shall comply the conditions mentioned in NOC issued by the Irrigation department.

### SCHEDULE OF BOUNDARIES

North : Open land  
South : Open land  
East : Open land  
West : Nala

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE SITUATED AT IZZATHANAGAR (V), SERILINGAMPALLY (M), RANGA REDDY DISTRICT-CONFIRMATION.

*[G.O.Ms.No. 200, Municipal Administration & Urban Development (Plg.I(1)), 18<sup>th</sup> November, 2021.]*

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Cyberabad Development Authority Area Master Plan vide G.O.Ms.No.538, MA, dt:29.10.2001,, as required by sub -section (1) of the said section.

### VARIATION

The Plot No. 18 in Sy.No:7,8, & 9 situated at Izzathanagar(V), Serilingampally (M), Ranga Reddy District to an extent of 857 Sq. Mtrs, which is presently earmarked as Residential use Zone in the notified Cyberabad Development Authority Area Master Plan vide G.O.Ms.No.538, MA, dt:29.10.2001, is now designated as Commercial use zone, subject to the following conditions.

- a) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- b) The owner / applicant shall handover the areas affected under the notified roads to the local bodies at free of cost.
- c) The owners / applicant shall develop the roads free of cost as may be required by the local authority.
- d) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- e) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- f) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- h) The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title. Land Ceiling Clearances etc and they will be

responsible for any damage claimed by any one on account of change of land use proposed.

- i) The change of land use shall not be used as the proof of any title of the land.
- j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.
- k) The owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

#### **SCHEDULE OF BOUNDARIES**

North : Sy. No. 7/P & 6/P of Izzathnagar (V)  
South : Sy. No. 7/P & 6/P of Izzathnagar (V)  
East : Sy. No. 7/P & 6/P of Izzathnagar (V)  
West : Sy. No. 7/P of Izzathnagar (V) & Existing 150 feet wide road

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN GOPANPALLY (V), SERILINGAMPALLY (M), RANGA REDDY DISTRICT-CONFIRMATION.

*[G.O.Ms.No. 202, Municipal Administration & Urban Development (Plg.I(1)), 20<sup>th</sup> November, 2021.]*

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan vide G.O.Ms.No.288, MA, dated:03.04.2008, as required by sub-section (1) of the said section.

#### **VARIATION**

The site in Sy.No.124/P & 262/P situated at Gopanpally Village, Serilingamapally Mandal, R.R. Dist., to an extent of Ac 28.48 or 115306.32 Sq.mts. which is presently earmarked for Conservation Use Zone as per the notified Revised Master Plan-2021 vide G.O.Ms.No.288, MA & UD dated:03.04.2008 is now designated as Residential Use zone, subject to provision of G.O.Ms.No.106, MA, dated:6.7.2020 and **subject to the following conditions:**

- a) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
- b) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- c) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- d) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- e) CLU shall not be used as proof of any title of the land.
- f) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.



- g) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- h) The applicant shall handed over the area affected under the proposed 18.0mtrs wide road as per GO Ms No: 165 MA dt : 18.11.2015.
- i) The applicant shall comply with G.O. 106 regarding providing 100 feet approach to the site and shall pay additional charges as per G.O.106 at the time of layout / development permission.

### SCHEDULE OF BOUNDARIES

North : Sy.No:124/P and Existing 12.0 mtrs road (prop.18.0mtrs road)  
South : Sy No:124/P & 262/P of Gopanpally village  
East : Sy no: 124/P of Gopanpally village.  
West : Sy No: 262 /P of Gopanpally village.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM WATER BODY USE TO RESIDENTIAL USE ZONE TO PATIGHANAPUR (V), PATANCHERUV (M), RANGA REDDY DISTRICT-CONFIRMATION.

*[G.O.Ms.No. 203, Municipal Administration & Urban Development (Plg.I(1)), 22<sup>nd</sup> November, 2021.]*

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan (MDP) 2031 issued vide G.O.Ms.No: 33 MA dt: 24.01.2013, as required by sub -section (1) of the said section.

### VARIATION

The site in Sy.No. 470, Patighanapur (V), Patancheruv (M), Rangareddy District to an extent of Ac 5.62, which is presently earmarked as Water body use as per the notified Master Plan (MDP) - 2031 notified by the Government vide G.O.Ms.No: 33 MA dt: 24.01.2013, is now designated as Residential use zone, since as per letters issued by Superintending Engineer, Irrigation and Additional Collector, Sanga Reddy District, the site under reference is not water body and the above variation is subject to provisions of G.O. Ms. No. 106, MA, dated: 6.7.2020 and subject to the following conditions.

- a. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- b. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- c. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- d. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of Building Permission / Development Permission, and it must be ensured that the best financial interests of the Government are preserved.

- e. The change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- f. After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- g. The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- h. The owners / applicants are solely responsible for any mis-representation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- i. Change of land use shall not be used as proof of any title of the Land.
- j. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- k. The owner / applicant before undertaking development activity in the site under reference existing buildings should be demolished.
- l The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

#### **SCHEDULE OF BOUNDARIES**

- East : Vacant Land in Sy. No. 467 & 469 of Patighanapur (V)
- West : Vacant Land in Sy. No. 471 of Patighanapur (V)
- North : Existing 10 mts road
- South : Vacant Land in Sy. No. 471 of Patighanapur (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM OPEN SPACE TO RESIDENTIAL USE ZONE IN RAIDURG NOVKhalsa (V), SERILINGAMPALLY (M), RANGA REDDY DISTRICT-CONFIRMATION.

*[G.O.Ms.No. 204, Municipal Administration & Urban Development (Plg.I(1)), 22<sup>nd</sup> November, 2021.]*

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan (MDP) 2031 issued vide G.O.Ms.No: 33 MA dt: 24.01.2013, as required by sub -section (1) of the said section.

#### **VARIATION**

The site in Sy.Nos. 36/P, 37/P, 40/P, 45/P, 46/P, 54/P, 55/1 & 56/2, Raidurg Novkhalsa (V), Serilingampally (M), Rangareddy District to an extent of Ac 2.98, which is presently earmarked as Open Space use as per the notified Master Plan (MDP) - 2031 notified by the Government vide G.O.Ms.No: 33 MA dt: 24.01.2013, is now designated as Residential use zone, subject to provisions of G.O. Ms. No. 106, MA, dated: 6.7.2020 and subject to **the following conditions:**

1. The applicant shall comply the conditions laid down in G.O.Ms No. 168 MA Dt: 07-04-2012.
2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.



3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
5. Change of land use shall not be used as proof of any title of the Land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
7. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
9. The applicant shall handover the road effected area if any in formation of 60 mts road free of cost to local authority through registered gift deed at the time of layout/building permission from competent authority.
10. The applicant shall leave the buffer area of 9 mtrs wide in the site u/r as per the NOC issued by Irrigation department and Revenue department.

#### **SCHEDULE OF BOUNDARIES**

North : Gachibowli main road  
South : 33 feet road  
East : Existing Buildings  
West : Existing Buildings

**ARVIND KUMAR,**  
*Special Chief Secretary to Government.*

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